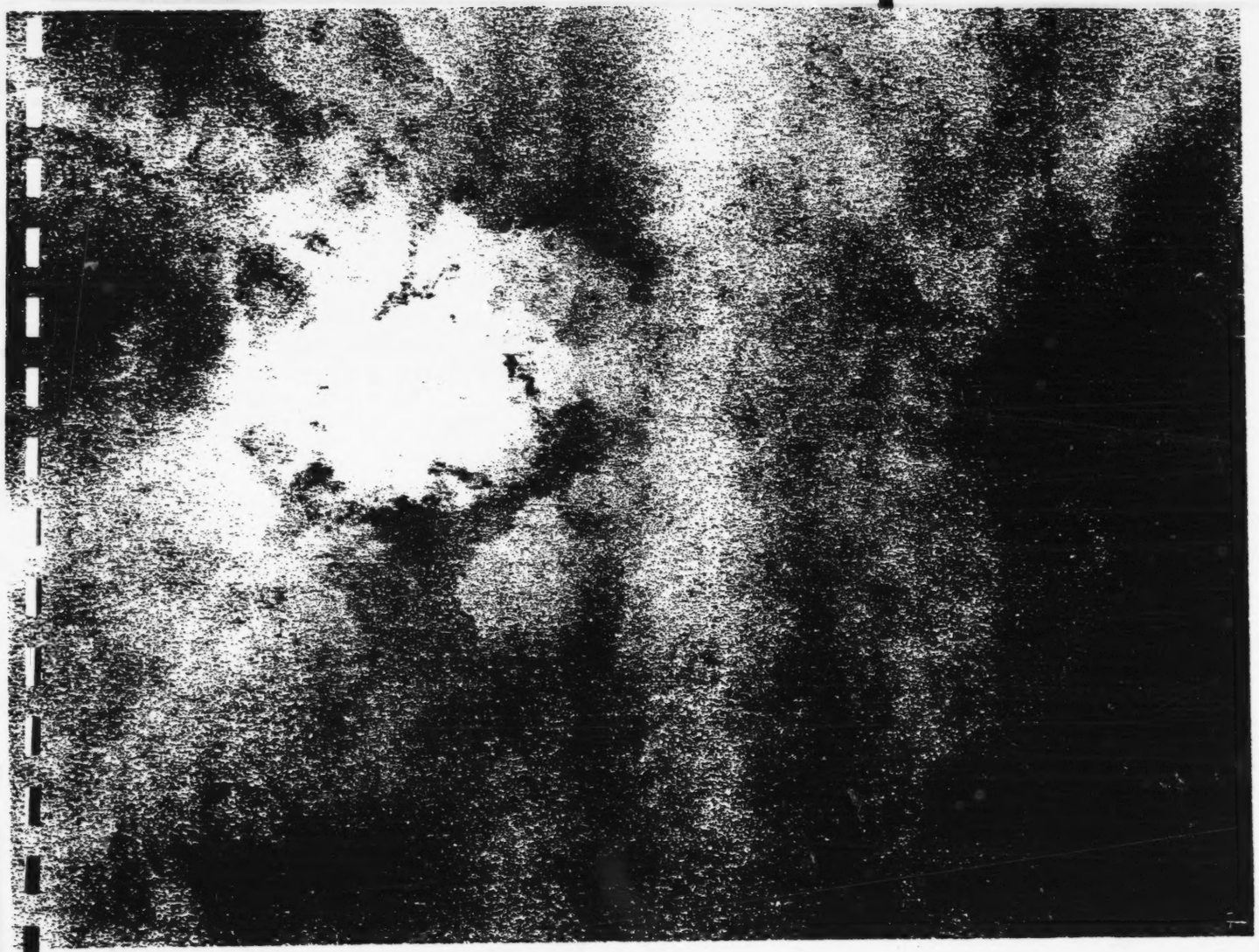


MANITOU
MANITOU
MANITOU
MANITOU
MANITOU
MANITOU
MANITOU
MANITOU

LEGISLATIVE
JUN 13 1986
MANITOBA

LETTER OF SUBMISSION

RESOLUTION OF COUNCIL

MAIN STREET APPLICATION

PHONE: 242-2515

P.O. BOX 280
MANITOU, MANITOBA
R0G 1G0

May 21,1986

Ms.Elsie Forrest
Department of Municipal Affairs
Municipal Advisory and Financial
Services Branch
1325-405 Broadway
Winnipeg, Manitoba
R3C 3L6

Dear Ms.Forrest:

Enclosed please find the application from the Village of Manitou under the Main Street Manitoba Program. Our application includes attached reports and a certified copy of a resolution of Council authorizing the submission of the application.

We,therefore,submit the "Manitou Main Street Proposal" for your review and approval

Yours truly,

WE Sampson
Secretary Treasurer

Encl.

FORM No. 470-1942 — Resolution Form (84)

RESOLUTION FORM

VILLAGE OF MANITOU
NAME OF MUNICIPALITY

RESOLUTION 31-86 March 14 19 86.

Moved by Councillor Webber

Seconded by Councillor Forrest

BE IT RESOLVED that the Village of Manitou apply for the grant for the "Main Street Program".

CARRIED

I, JACALYN CLAYTON, Acting Secretary Treasurer of the Village of Manitou, do hereby certify this to be a true and correct copy.

Jacalyn Clayton

[redacted] STREET MANITOU [redacted]
(application for project approval)

1. MUNICIPALITY (city, town, village) VILLAGE OF MANITOU

ADDRESS P.O. Box 280
Manitou, Manitoba
ROG 1GO

TELEPHONE 242-2515

CONTACT PERSON Mr. W. E. Sampson
Secretary-Treasurer

2. PROJECT DESCRIPTION As per attached report

3. ESTIMATED COST OF PROJECT

	Public Properties	Storefronts	Total
Materials			
Labour			
Other			
Total	$132,419.00	$43,311.00	$175,730.00

4. ESTIMATED COST-SHARING

	Public Properties	Storefronts	Total
Municipal share	$ 44,140.00		$ 44,140.00
Proprietor share		$35,549.00	$ 35,549.00
Provincial share	$ 88,279.00	$ 7,762.00	$ 96,041.00
Total	$132,419.00	$43,311.00	$175,730.00

5. MUNICIPAL FINANCING

	Assessment	Taxation Rate	Amount
Business Improvement Area, By-law #			
General municipal levy 1985	$2,202,420.00	20.04	$ 44,140.00
Other (specify) to be financed over 2 years			
Total municipal share			

6. SIGNED ON BEHALF OF THE MUNICIPALITY:

Walter Mueller
Mayor

W E Sampson
Secretary-Treasurer

21 May 86
Date

COMMENTS: (Provincial use only)

Project Reference No:

Signature

Date

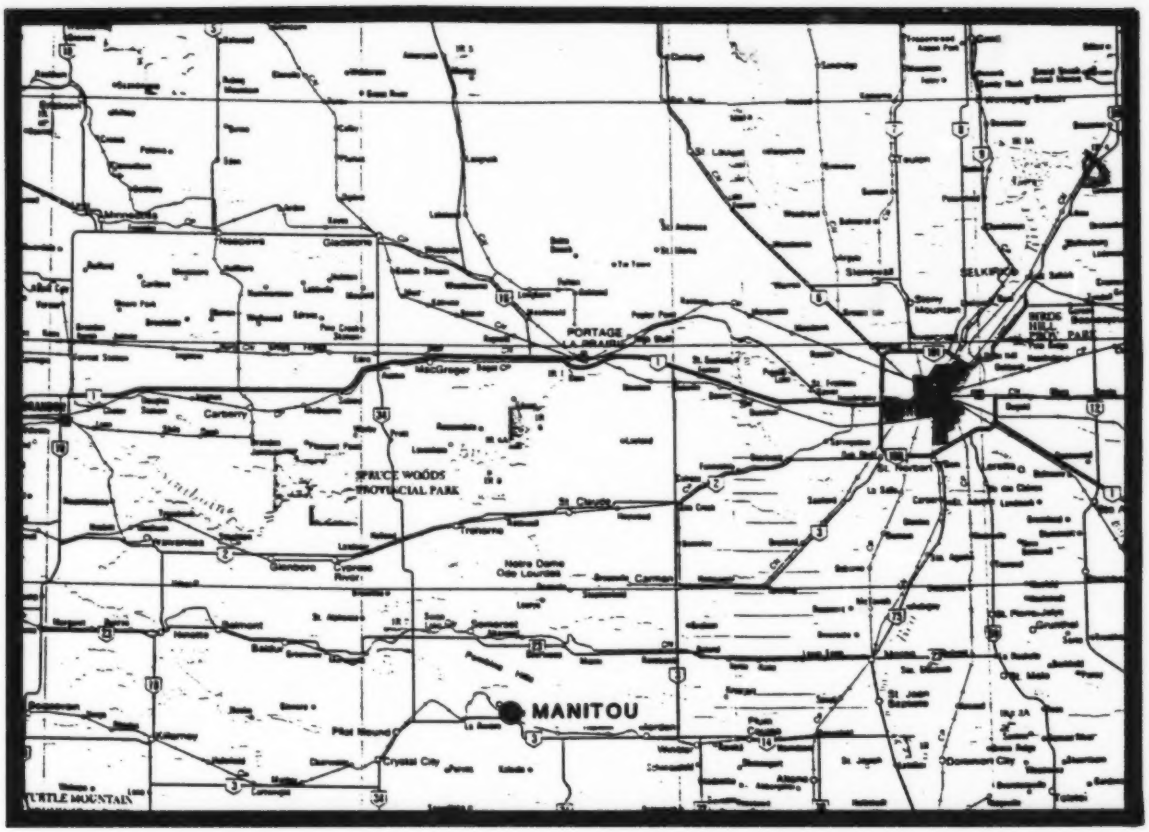
Po-Chu Lee

·Architect·

·Landscape Architect·

in conjunction with

Manitoba Municipal Affairs


PORTAGE LA PRAIRIE
SPRUCE WOODS PROVINCIAL PARK
MANITOU
TURTLE MOUNTAIN

INTRODUCTION

This report constitutes the Main Street Manitoba Program application for the Village of Manitou and was prepared by the Municipal Planning Branch at the request of the Village. The streetscape design and the store-front improvement were prepared by Ms. Po Chu Lee, Landscape Architect and Architect. The final proposal is the result of input from the Village, local businesses, Manitoba Hydro, the Dept. of Highways and the Municipal Planning Branch.

Included in this application are the Main Street Application, store-front improvement applications, community background information and design descriptions, design drawings and cost estimates.

BACKGROUND INFORMATION

The Village of Manitou is a farm service center in the western upland region of south central Manitoba. It is located on P.T.H. No. 3 approximately 87 miles (140 km.) south west of Winnipeg. Manitou had a population of 861 in 1981 and an equalized assessment of 2.3 million in 1984.

PROJECT AREA

The project area is composed of a three block area on Main Street running from Front Avenue at the station grounds to Park Avenue and Ellis Street for one-half block either side of Main. This area, identified on the Map entitled Project Area, contains the greatest amount of commercial and retail trade and can be described as the heart of the community. Improvements within this area will have the greatest impact in revitalizing the business district.

EXISTING STREETSCAPE

From Park Avenue Main Street slopes gently down to the station grounds creating a "stepped" effect with the building fronts. The slope also provides a view of distant countryside from Main Street.

The street is an eighty foot wide right-of-way with two paved traffic lanes and two lanes of paved diagonal parking. Sidewalks run the full length of the street on both sides. They are 7 1/2 feet wide in the block between Front Street and Ellis and widen to 8 feet between Ellis and Fuller. Between Fuller and Park the sidewalks are 6 feet wide with four feet of treed boulevard.

Lighting is provided by mercury vapour fixtures on metal poles which are located alternately on both sides of the street. Hydro service is delivered from the lanes keeping unsightly overhead wiring off the street.

Parking is almost entirely provided by the diagonal on-street stalls. With some exceptions, notably along Ellis, there is very little off-street parking.

Traffic is controlled with yield signs on the side streets and one stop sign at the intersection of Main and Front. Main Street is a Provincial Road under the authority of the Department of Highways and any changes or improvements within 180 feet of the right-of-way requires a permit from that department.

BUILDINGS

The business district is comprised of forty-two businesses. The buildings are one and two storey wood frame or brick construction with a variety of architectural styles and exterior cladding materials. Conditions vary from good to poor. The commercial floorspace is contained on the ground floor with the second storey either vacant or used for residential purposes.

Most buildings are located at or near the property line and adjacent or closely spaced so as to form a compact business district that is well suited to pedestrian traffic.

PROJECT DESCRIPTION

The project is composed of a public sector component providing streetscape design and improvements and a private sector component in which storefronts are renovated. Both the public and private sector components are graphically portrayed on the attached maps.

DESIGN CONCEPT

The concept for the Manitou Main Street project is found in the village name which is an Indian word meaning supernatural spirit. The design theme is developed through the use of the topography and planting material. The ascending slope of the street and shrubs maintained at different levels are symbolic of the rising spirit.

In the first block, Front to Ellis, the ascending street slope and stepped building fronts are accenturated by the shrubs which ascend in steps at the building foundations. Street trees are planted away from the buildings on a paved boulevard. The third block utilizes the existing grass and trees. Blocks 2 and 3 are designed to create an interest and common space which draws into the central intersection at Fuller.

The Theatre, Post Office, New Law Office and Credit Union together form a natural meeting place at the intersection of Main and Fuller. The corners increase in design detail and size and are tied together by the motif of ascending shrub levels.

PUBLIC SECTOR COMPONENT

The public sector improvements are described in the following paragraphs and shown on the Maps entitled Main Street Proposal.

BLOCK 1

All the sidewalks in this block will be reconstructed with concrete paving stone 8 1/2 feet wide and with wheelchair access at the corners. Sections of Alpine Currant hedge will be planted in front of the buildings. Four benches will be placed along the east side and on the west side one bench will be placed on the sidewalk and a small pocket park will be located in the open space next to the Village office. In this park an irregular paved surface and two benches will be bordered by a fence of natural logs set vertically into the ground. The existing trees and shrubs will be utilized as a backdrop.

BLOCK 2

Once again the sidewalk will be totally reconstructed with paving stone and wheelchair access but will correspond to the existing sidewalk width of 8 1/2 feet. Green ash trees will be planted at the curb side to create a green boulevard.

THE MEETING PLACE, MAIN AND FULLER

Special emphasis has been placed on this intersection due to the natural meeting place formed by the Theatre, Post Office, New Law Office and Credit Union. The four corners increase progressively in size and design detail. The corners are tied together through the use of a common concrete paving stone and shrubs arranged in an ascending order. The larger spaces at the Theatre and Credit Union allow for seating areas to be created. Shubert Chokecherry are employed to accentuate these areas. The seating area at the Credit Union has a flower bed bordered by natural logs set vertically into the ground to provide a focal point. Cedars are used in front of the buildings to give direction and form to the meeting place. An attempt will be made to encourage the developer of the northwest corner of this intersection to conform to these theme.

ELLIS STREET

New concrete sidewalks 4 feet in width will be constructed along Ellis to improve pedestrian access. Green Ash street trees will be planted to define and beautify the street.

PRIVATE SECTOR COMPONENT

The proposals for the private sector component are based on the applications by business owners. These proposals are intended to enhance the appearance and improve customer convenience.

Manitou businesses are supportive of the Main Street Program as indicated by the following summary of participation.

Total number of buildings	42
New or renovated buildings	11
Vacant buildings	3
Total Eligible Buildings	28
Number of Applications Submitted	19
Participation Rate	68%

PRIVATE SECTOR COMPONENT

COST ESTIMATES

PUBLIC IMPROVEMENTS

All cost estimates are based on averages of current Winnipeg prices and are intended to serve as a guideline only. All prices should be confirmed using local rates wherever possible.

MAIN STREET - FRONT & ELLIS (East Side)

Paving Stone Sidewalk (Main) (2550 sq. ft. @ $4.00/sq. ft.)	$10,200.00	
Concrete Curb (300 L. F. @ $8.00/L. F.)	$ 2,400.00	
Concrete Curb between sidewalk & shrub bed (100 L. F. @ $3.35/L. F.)	$ 335.00	
Shrub: Alpine Currant (3' H.) (60 @ $13.00* ea.)	$ 780.00	
Bench 5' long (4 @ $300.00 ea.)	$ 1,200.00	
Trees: Green Ash (6 @ $150.00 ea.)	$ 900.00	
Subtotal		$15,815.00

NODE - STATION GROUNDS AT MAIN & FRONT

Trees: Green Ash (2" dia. - 7 @ $200.00 ea.)	$ 1,400.00	
Spruce (6' H. - 4 @ $300.00 ea.)	$ 1,200.00	
Subtotal		$ 2,600.00
Total		$18,415.00

*Price includes shrub, shrub bed (6" deep) & granite mulch (3" deep)

MAIN STREET - FRONT & ELLIS (West Side)

Paving Stone Sidewalk (Main) (2125 sq. ft. @ $4.00/sq. ft.)	$ 8,500.00	
Concrete Curb (250 L. F. @ $8.00/L. F.)	$ 2,000.00	
Concrete Curb between sidewalk & shrub bed (185 L. F. @ $3.35/L. F.)	$ 620.00	
Bench 5' long (1 @ $300.00 ea.)	$ 300.00	
Shrub (Main): Alpine Currant (3' H.) (90 @ $13.00* ea.)	$ 1,170.00	
Trees: Green Ash (5 @ $150.00 ea.)	$ 750.00	
Village Office	$ 2,000.00	
Subtotal		$15,340.00

NODE - SOUTH OF VILLAGE OFFICE

Paving Stone (240 sq. ft. @ $4.00/sq. ft.)	$ 960.00	
Log Surround (60 L. F. @ $4.00/L. F.)	$ 240.00	
Bench (2 @ $300.00 ea.)	$ 600.00	
Perennials (100 @ $2.50 ea.)	$ 250.00	
Light (1 @ $2500.00 ea.)	$ 2,500.00	
Subtotal		$ 4,550.00
Total		$19,890.00

*Price includes shrub, shrub bed (6" deep) & granite mulch (3" deep)

MAIN STREET - ELLIS & FULLER (West Side)

Paving Stone Sidewalk (Main) (2400 sq. ft. @ $4.00/sq. ft.)	$ 9,600.00	
Concrete Curb (300 L. F. @ $8.00/L.F.)	$ 2,400.00	
Trees: Green Ash (Main) (2" dia.) (6 @ $200.00 ea.)	$ 1,200.00	
Amur Maple (corner of Fuller & Main) (2" dia.) (1 @ $200.00 ea.)	$ 200.00	
Subtotal		$13,400.00

NODE - SOUTH OF FLOWER SHOP (Law Office - New Site)

Paving Stone (200 sq. ft. @ $4.00/sq. ft.)	$ 800.00	
Shrub: Alpine Currant		
Low (2'-6" H.) (10 @ $13.00* ea.)	$ 130.00	
Medium (4'-6" H.) (20 @ $13.00* ea.)	$ 260.00	
Trees: Shubert Chokecherry (2" dia.) (2 @ $150.00 ea.)	$ 300.00	
Bench (2 @ $300.00 ea.)	$ 600.00	
Litter Receptacle (1 @ $200.00 ea.)	$ 200.00	
Subtotal		$ 2,290.00
Total		$15,690.00

*Price includes shrub, shrub bed (6" deep) & granite mulch (3" deep)

MAIN STREET - ELLIS & FULLER (East Side)

Paving Stone Sidewalk (Main) (2400 sq. ft. @ $4.00/sq. ft.)	$ 9,600.00	
Concrete Curb (300 L. F. @ $8.00/L.F.)	$ 2,400.00	
Trees: Green Ash (2" dia. - 5 @ $200.00 ea.)	$ 1,000.00	
Amur Maple (corner of Fuller & Main) (1 @ $200.00 ea.)	$ 200.00	
Subtotal		$13,200.00

NODE - POST OFFICE

Paving Stone (130 sq. ft. @ $4.00/sq. ft.)	$ 520.00	
Trees: Pyramidal Cedar (5' H. - 5 @ $55.00 ea.)	$ 275.00	
Shrub: Alpine Currant		
Low (2'-6" H.) (25 @ $13.00* ea.)	$ 325.00	
Medium (4'-6" H.) (25 @ $13.00* ea.)	$ 325.00	
Subtotal		$ 1,445.00
Total		$14,645.00

*Price includes shrub, shrub bed (6" deep) & granite mulch (3" deep)

MAIN STREET - FULLER & PARK (East Side)

Paving Stone Sidewalk (850 sq. ft. @ $4.00/sq. ft.)	$ 3,400.00	
Concrete Curb (300 L. F. @ $8.00/L. F.)	$ 2,400.00	
Trees: Amur Maple (corner of Fuller & Main) (2" dia. - 1 @ $200.00 ea.)	$ 200.00	
Subtotal		$ 6,000.00

NODE - HALL

Paving Stone (700 sq. ft. @ $4.00/sq. ft.)	$ 2,800.00	
Trees: Pyramidal Cedar (4 @ $55.00 ea.)	$ 220.00	
Shubert Chokecherry (2), Rosybloom Crab (1) (3 @ $100.00 ea.)	$ 300.00	
Shrub: Alpine Currant		
Low (2'-6") (60 @ $13.00* ea.)	$ 780.00	
Medium (4'-6") (75 @ $13.00* ea.)	$ 975.00	
Cotoneaster		
Tall (6'-6") (40 @ $13.00 ea.)	$ 520.00	
Bench (3 @ $300.00 ea.)	$ 900.00	
Litter Receptacle (2 @ $200.00 ea.)	$ 400.00	
Light (2 @ $2500.00 ea.)	$ 5,000.00	
Billboard (option)	$ 500.00	
Subtotal		$12,395.00

NODE - R. M. OFFICE

Trees: Pyramidal Cedar (2 @ $55.00 ea.)	$ 110.00	
Log: (30 L. F. @ $4.00/L. F.)	$ 120.00	
Perennials (50 @ $2.50 ea.)	$ 125.00	
Subtotal		$ 355.00
Total		$18,750.00

*Price includes shrub, shrub bed (6" deep) & granite mulch (3" deep)

ELLIS AVENUE (North Side)		
Concrete Sidewalk (1100 sq. ft. @ $3.00/sq. ft.)	$ 3,300.00	
Concrete Curb (310 L. F. @ $8.00/L. F.)	$ 2,480.00	
Trees: Green Ash (2" dia. - 6 @ $200.00 ea.)	$ 1,200.00	
Subtotal		$ 6,980.00
ELLIS AVENUE (South Side)		
Concrete Sidewalk (750 sq. ft. @ $3.00/sq. ft.)	$ 2,250.00	
Concrete Curb (250 L. F. @ $8.00/L. F.)	$ 2,000.00	
Trees: Green Ash (2" dia. - 4 @ $200.00 ea.)	$ 800.00	
Subtotal		$ 5,050.00
Total		$12,030.00
PUBLIC SECTOR TOTAL		$115,185.00
15% Contingency		$ 17,278.00
GRAND TOTAL		$132,463.00

MAIN STREET - FULLER & PARK (West Side)

Paving Stone Sidewalk (850 sq. ft. @ $4.00/sq. ft.)	$ 3,400.00	
Concrete Sidewalk (100 sq. ft. @ $3.00/sq. ft.)	$ 3,300.00	
Concrete Curb (240 L. F. @ $8.00/L. F.)	$ 1,920.00	
Trees: Amur Maple (corner of Fuller & Main) (1 @ $200.00 ea.)	$ 200.00	
Subtotal		$ 8,820.00

NODE - CREDIT UNION

Paving Stone (480 sq. ft. @ $4.00/sq. ft.)	$ 1,920.00	
Trees: Pyramidal Cedar (3 @ $55.00 ea.)	$ 165.00	
Shubert Chokecherry (2 @ $150.00 ea.)	$ 300.00	
Shrub: Alpine Currant Medium (4'-6" H.) (25 @ $13.00* ea.)	$ 325.00	
Cotoneaster Tall (6'-6" H.) (20 @ $13.00 ea.)	$ 260.00	
Bench (3 @ $300.00 ea.)	$ 900.00	
Litter Receptacle (1 @ $200.00 ea.)	$ 200.00	
Log (50 L. F. @ $4.00/L. F.)	$ 200.00	
Perennials (70 @ $2.50 ea.)	$ 175.00	
Light (1 @ $2500.00 ea.)	$ 2,500.00	
Subtotal		$ 6,945.00
Total		$15,765.00

*Price includes shrub, shrub bed (6" deep) & granite mulch (3" deep)

STOREFRONT IMPROVEMENTS

The storefront improvements described herein are a summary of the applications contained in Appendix A.

Business Name/Improvement Description	Estimated Cost	Provincial Share
1. McGillivary's Men's Wear Paint trim, stain cedar shakes, install new step	$ 800.00	$ 266.00
2. Royal Canadian Legion Stucco building front	1,000.00	333.00
3. Langseth's Drugs Paint, new sign, new windows, new trim	15,000.00	500.00
4. Gifts and Games New front door	1,500.00	500.00
5. Fehr Meat Market New front door, new windows, paint	2,000.00	500.00
6. Ross Hairstyling New siding, paint	1,500.00	500.00
7. Manitou Auto Body Office addition	3,000.00	500.00
8. Western Canadian Printing Plant shrubs, new awnings	1,650.00	500.00

9.	Manitou Co-op New brick	475.00	158.33
10.	Manitou Food Market New siding, paint	1,700.00	500.00
11.	C. J.'s Meats New sign, paint, repair eavestrough	1,250.00	413.00
12.	Manitou Plumbing & Heating New doors and windows, paint	2,000.00	500.00
13.	Manitou Motor Inn Repair and paint	3,000.00	500.00
14.	Allied Hardware New sign, new door, paint	2,000.00	500.00
15.	Kimberly Chev-Olds Landscaping	1,600.00	500.00
16.	Foothills Sales Repair brick work, paint	1,250.00	416.67

Business Name/Improvement Description	Estimated Cost	Provincial Share
17. Village Office Repair and paint	(This estimate is contained in the Public Sector)	
18. Manitou Family Store Repair and paint, new windows	$ 3,061.00	$ 500.00
19. Morden Credit Union Paint	525.00	175.00
Total 19 participants	$43,311.00	$7,762.00

FINANCIAL SUMMARY

	Public Improvements	Storefront Improvements	Totals
Total Estimated Cost	$132,419.00	$43,311.00	$175,730.00
A. Municipal Share	$ 44,140.00	-	$ 44,140.00
B. Proprietor Share	-	$35,549.00	$ 35,549.00
C. Provincial Share	$ 88,279.80	$ 7,762.00	$ 96,041.00

IMPLEMENTATION

The information and data contained in this report will be used to make formal application to the Main Street Approval Committee. The information contained in this report is the result of several months of data collection, design proposals and cost estimates based on meetings with the Manitou Main Street Committee, business merchants and numerous government departments and provincial services.

The costs and application are based on realistic estimates and concepts. If approved by the Province the approval will be approved in principle with the final costs being determined by actual costs, not to exceed the sum approved by the Province.

In order for Council to proceed from this concept stage to final completion there are a number of steps to be taken and a number of items to be considered. So that these steps or items will not come as a surprise at a later date they are listed below for your consideration.

1. The application should reasonably reflect what Council intends to do under the program. There is some flexibility in design and cost after approval in principle but any change should not be major.

2. Council should be aware that the cost estimates are estimates and they will have to follow the procedures normally used by Council in awarding municipal service projects.

3. Due to the complexity and unfamiliarity of Council with the improvements it may be necessary to have a construction supervisor. An allowance has been made in the cost estimate for fees and contingencies, of which construction supervision would be part.

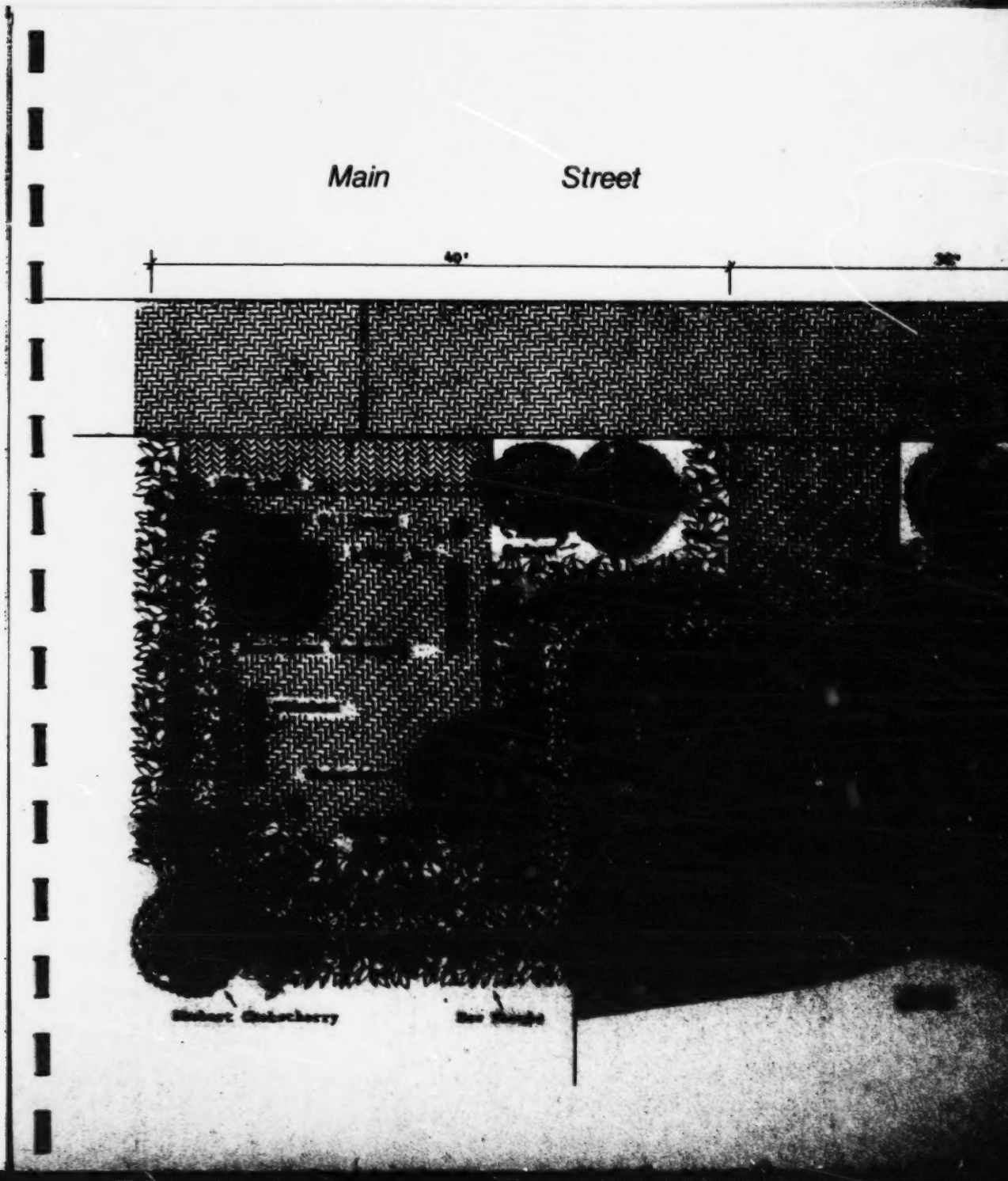
4. The construction or project supervisor will be the key to the success of the project. The individual hired for the job should be knowledgeable about construction and familiar with the intentions of Council in this project. The project supervisor may not have to be on the job at all times but he/she should be in constant contact or available on short notice.

5. Because of the disruption to the business area during construction, Council should be satisfied that the business community and the general public is aware of what is happening and what possible impact the construction may have on shopping patterns.

6. In the instances that Council intends to use private property for improvements that will be used for public purposes an agreement should be made with the owners. This will avoid any misunderstanding at a later date and provide for dismantling of public improvements if the property is developed at a later date.

7. Prior to construction there are a number of matters that will have to be finalized by Council or the project supervisor
   a) determine the necessary surveying that will be required for curbs and sidewalks;
   b) confirmation from Highways on the curb alignments, drainage, signage, etc.; and

8. Because storefront improvement is an integral part of the Main Street Project it is necessary that supervision of this part is also provided by the Village so that harmony, continuity and the best prices are made available to the merchants.

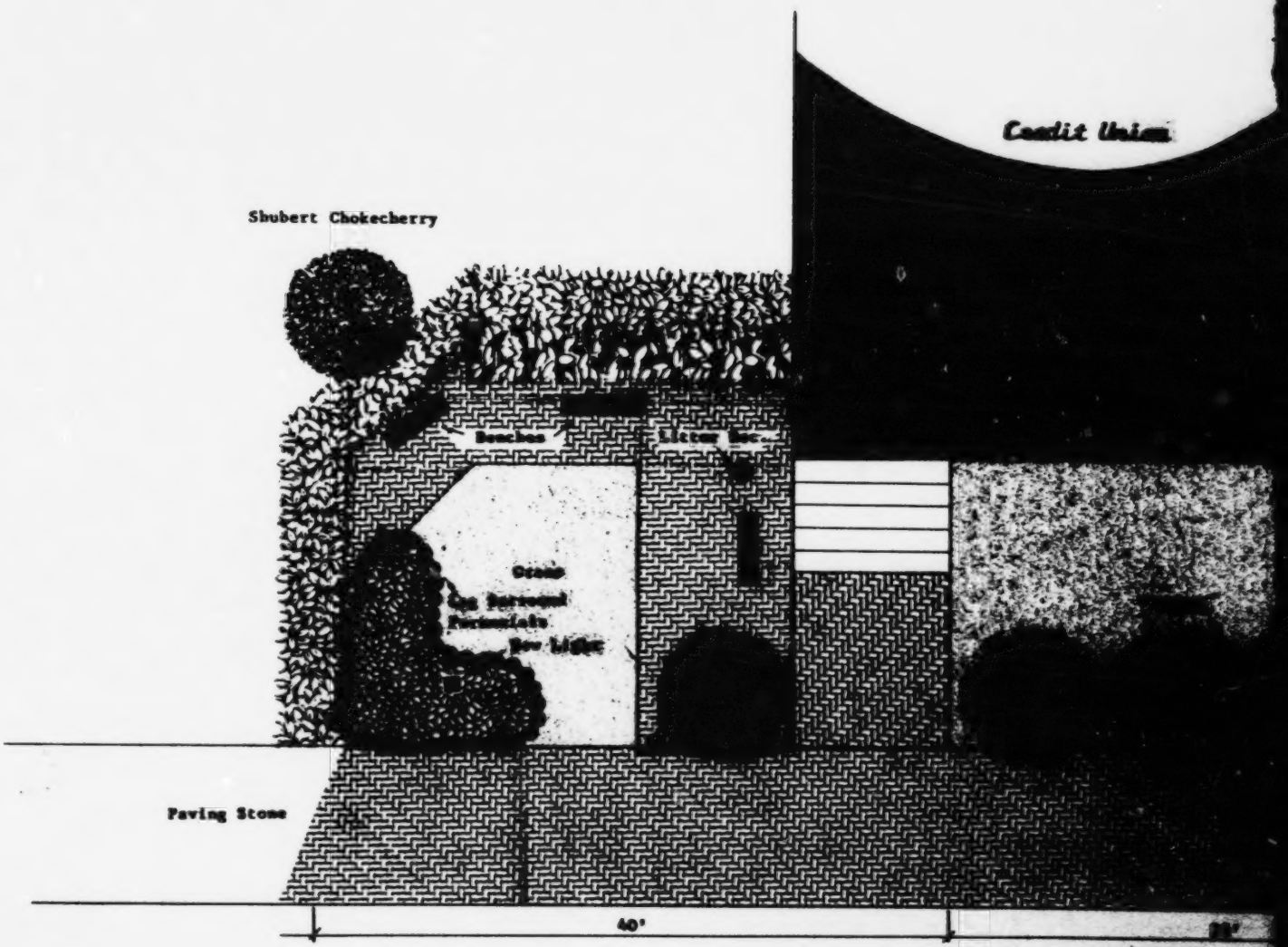

Main
Street
40'
Hobart Clubcherry
Ben Knight

et

Detail 1

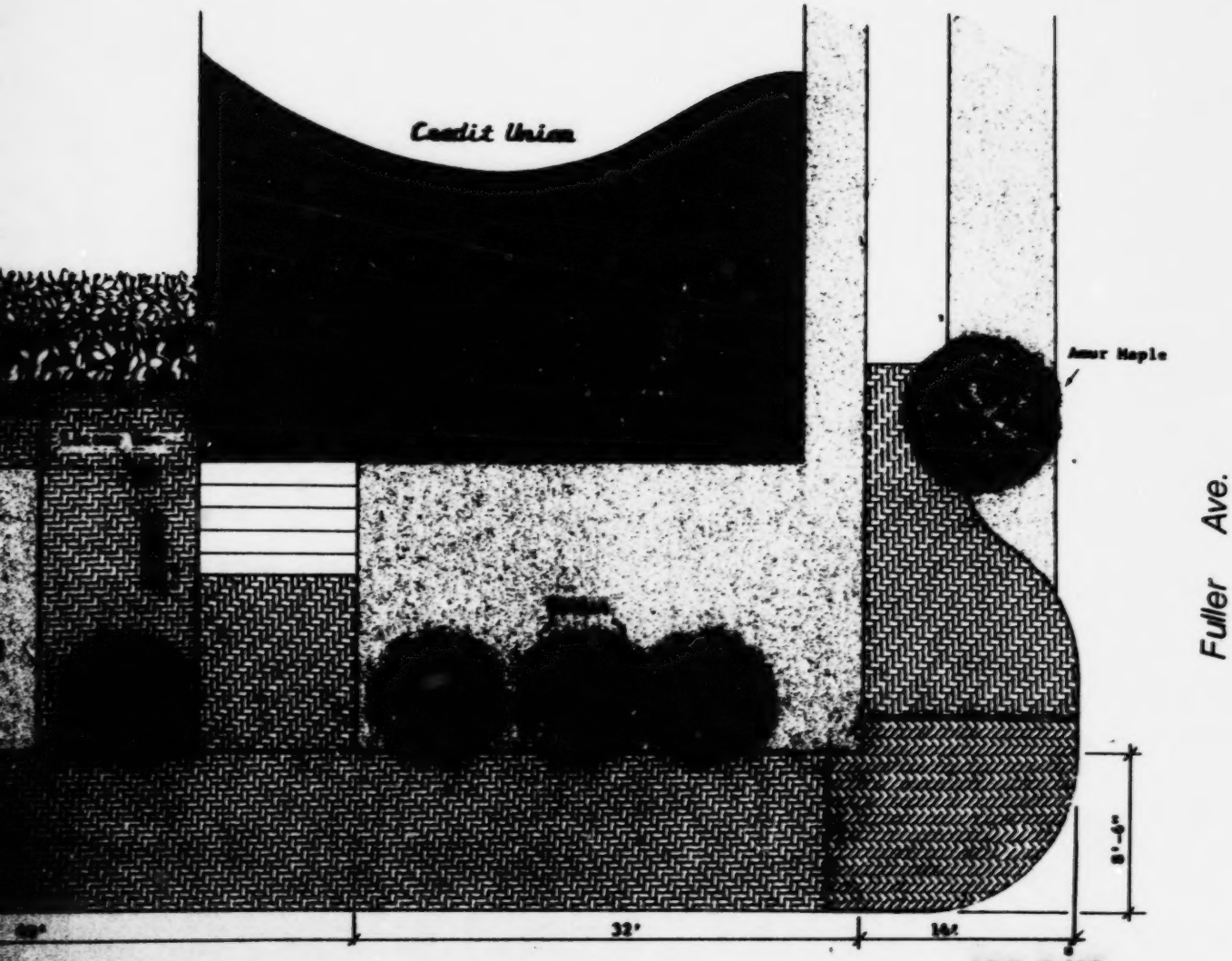
MANITOU

main street proposal



Main Street

Detail



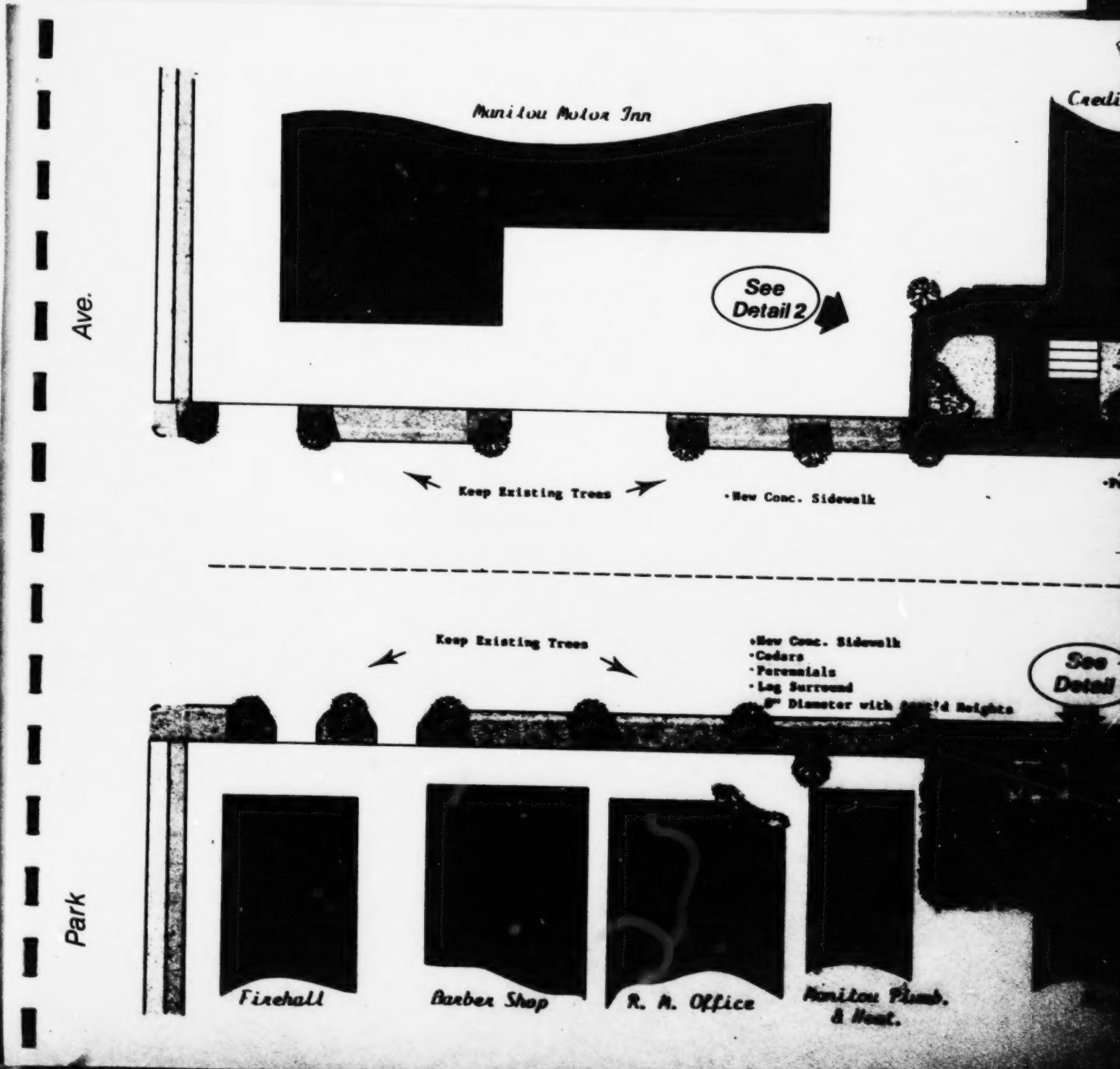
Detail 2

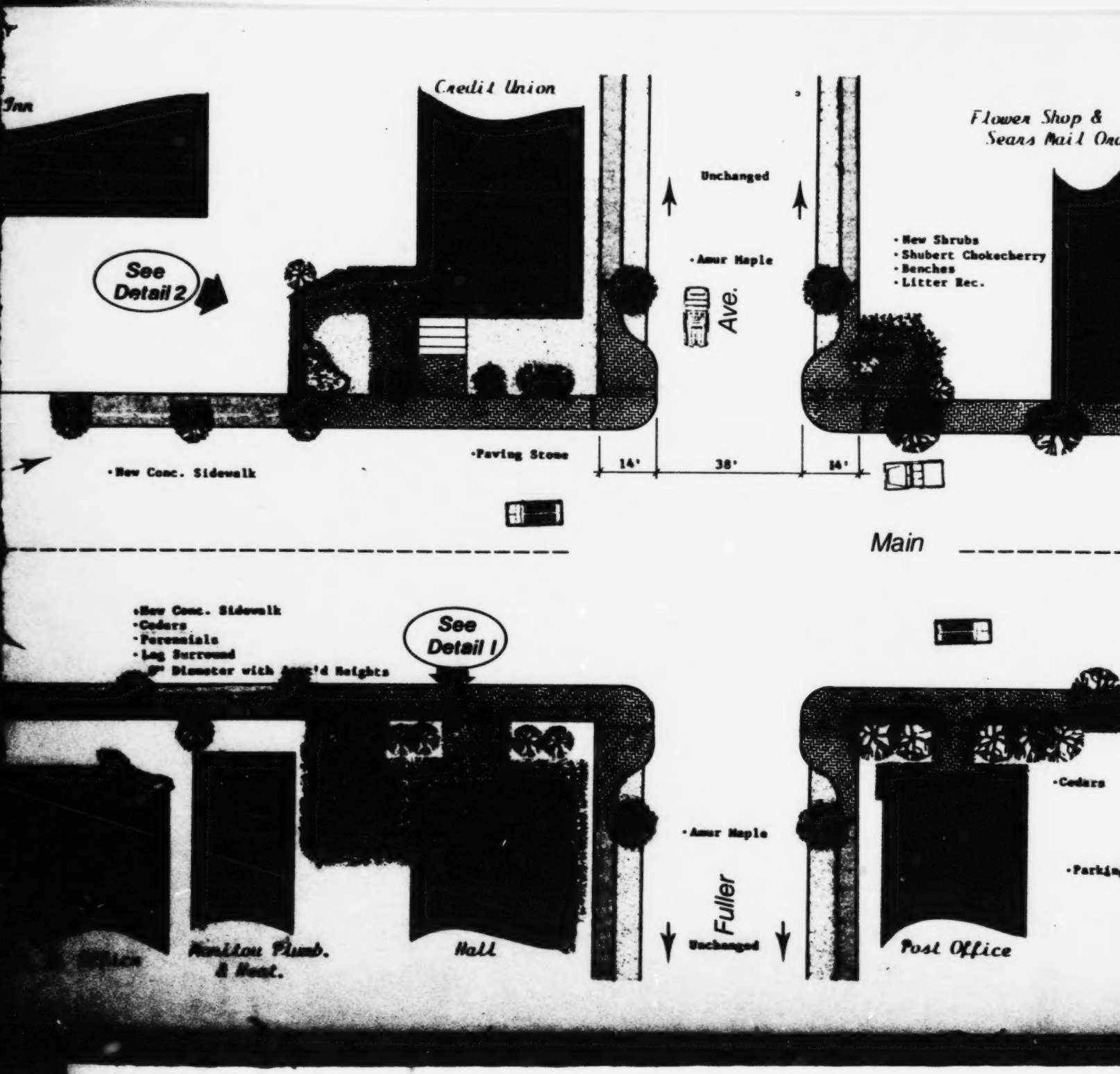
Street

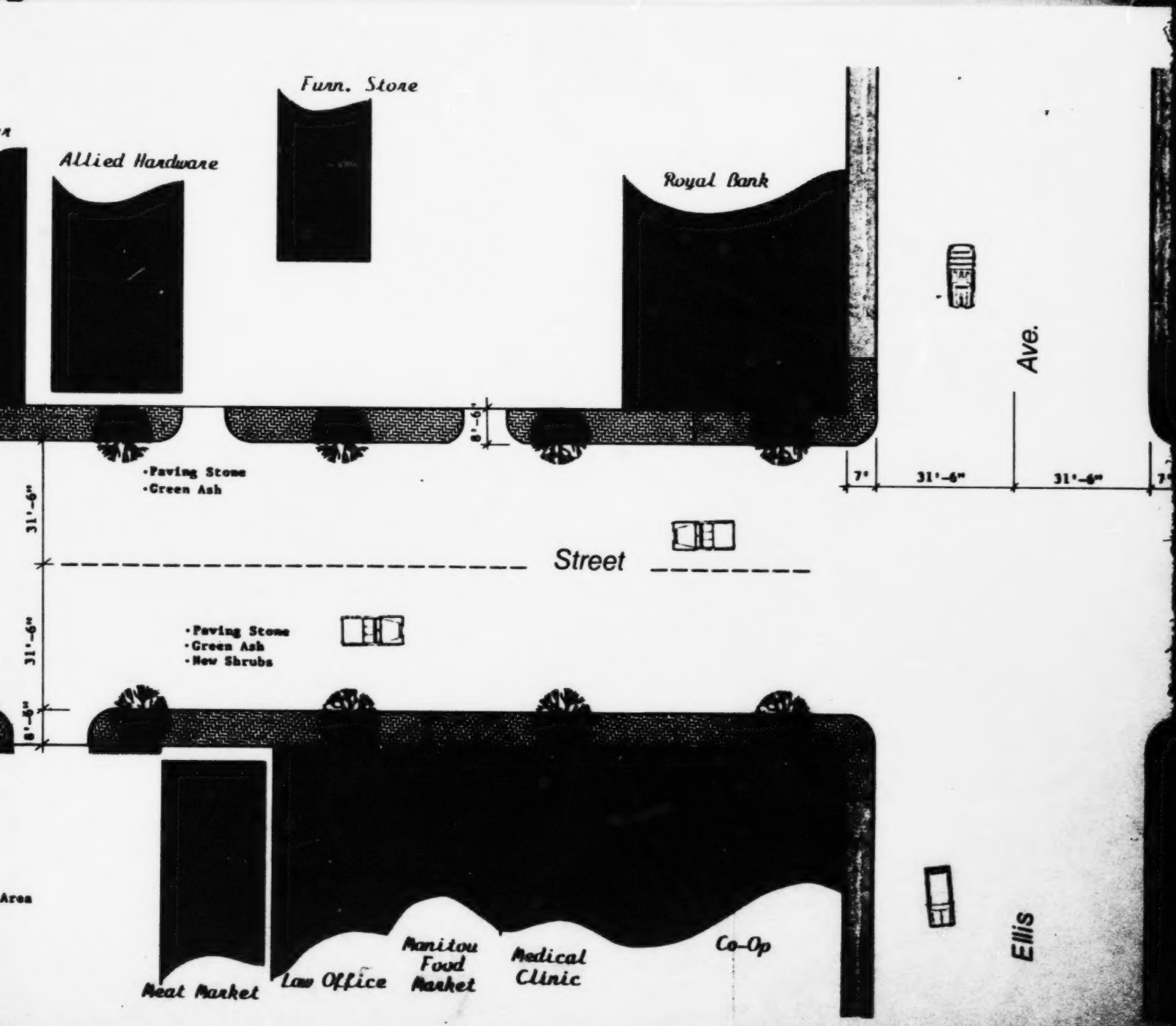
main street proposal

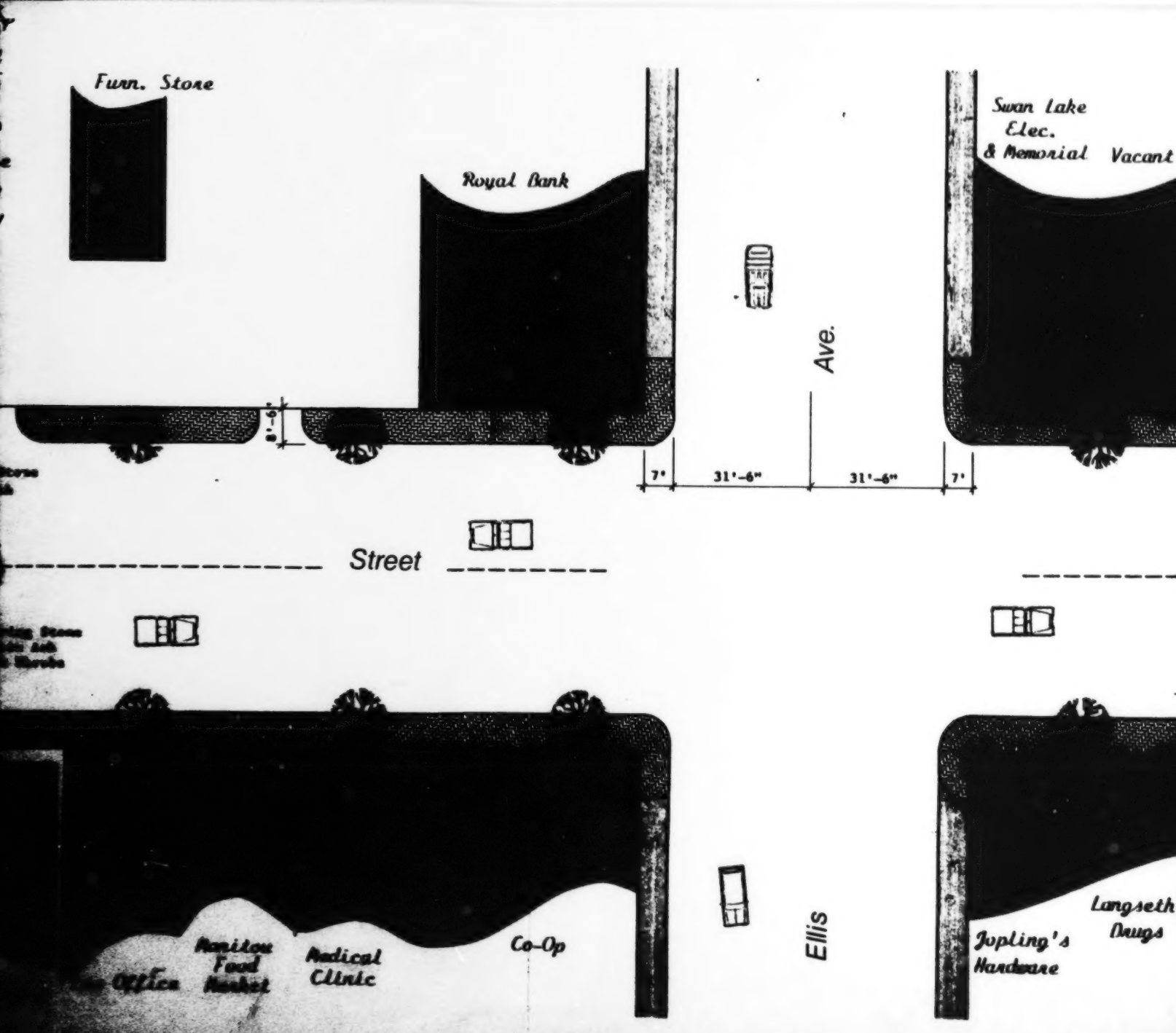
MANITOU

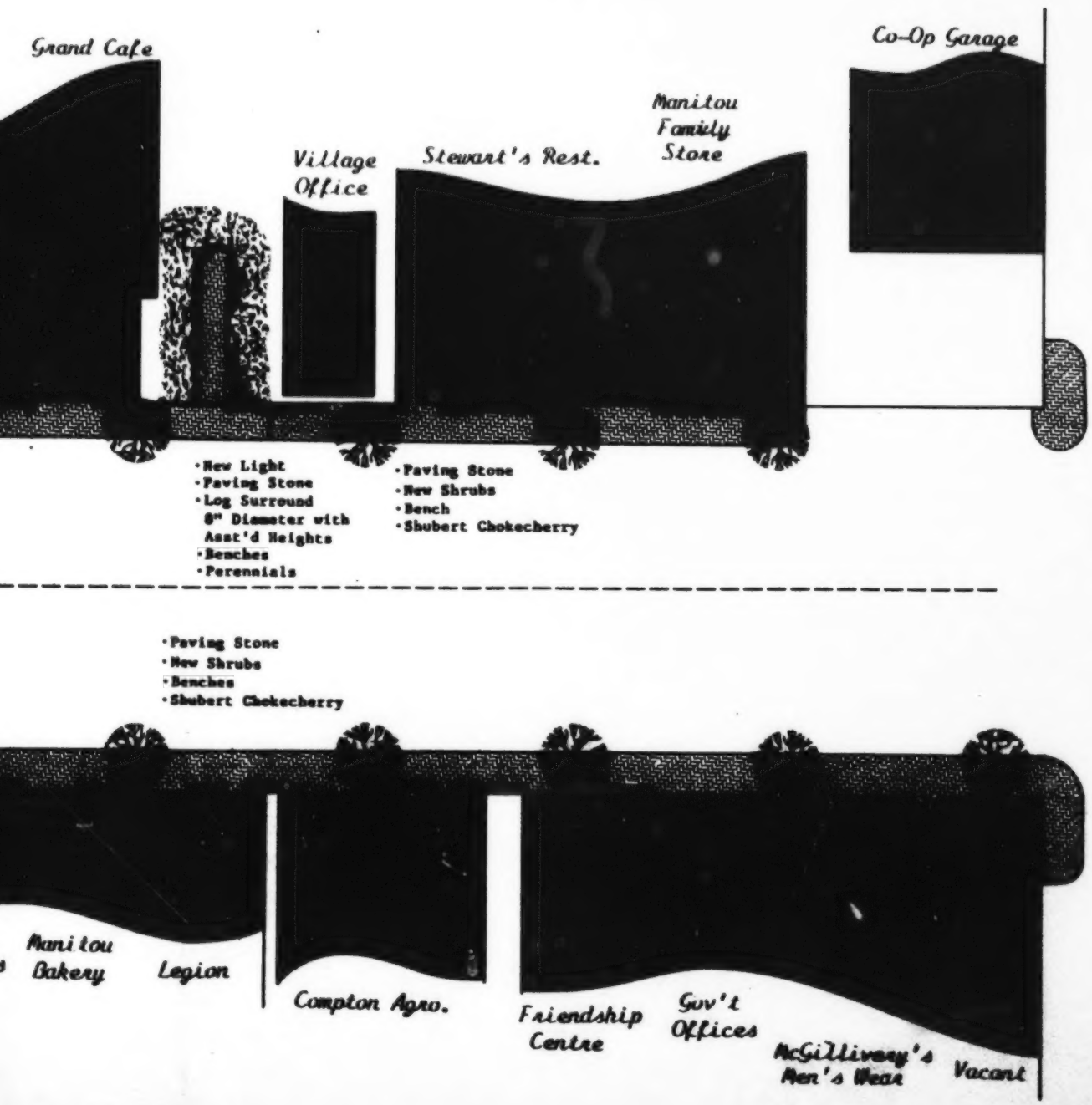
APPROXIMATE SCALE 1" = 10'


Ave.
Manitou Motor Inn
See Detail 2
Keep Existing Trees
•New Conc. Sidewalk
Keep Existing Trees
•New Conc. Sidewalk
•Cedars
•Perennials
•Log Surround
Park
Firehall
Barber Shop
R. A. Office
Manitou Plumb. & Heat.


Inn
Credit Union
Flower Shop &
Sears Mail Ord
Unchanged
See Detail 2
•Amur Maple
Ave.
•New Shrubs
•Shubert Chokecherry
•Benches
•Litter Rec.
•Paving Stone
•New Conc. Sidewalk
14'
38'
14'
Main
•New Conc. Sidewalk
•Cedars
•Perennials
•Log Surround
See Detail 1
Hamilton Plumb. & Heat.
Hall
•Amur Maple
Fuller
Unchanged
•Cedars
Post Office


Furn. Store
Allied Hardware
Royal Bank
Ave.
•Paving Stone
•Green Ash
31'-6"
31'-6"
7'
31'-6"
31'-6"
Street
•Paving Stone
•Green Ash
•New Shrubs
Meat Market
Law Office
Manitou Food Market
Medical Clinic
Co-Op
Ellis


Furn. Store
Royal Bank
Swan Lake
Elec.
& Memorial
Vacant
Ave.
7'
31'-6"
31'-6"
7'
Street
Co-Op
Ellis
Langseth
Drugs
Jupling's
Hardware


Grand Cafe
Village Office
Stewart's Rest.
Manitou Family Store
Co-Op Garage
•New Light
•Paving Stone
•Log Surround 8" Diameter with Asst'd Heights
•Benches
•Perennials
•Paving Stone
•New Shrubs
•Bench
•Shubert Chokecherry
•Paving Stone
•New Shrubs
•Benches
•Shubert Chokecherry
Manitou Bakery
Legion
Compton Agro.
Friendship Centre
Gov't Offices
McGillivray's Men's Wear
Vacant
Ave.
Front

MANITOU

main ↗
street
proposal

APPROXIMATE SCALE 1" = 30'

STREET PLANS

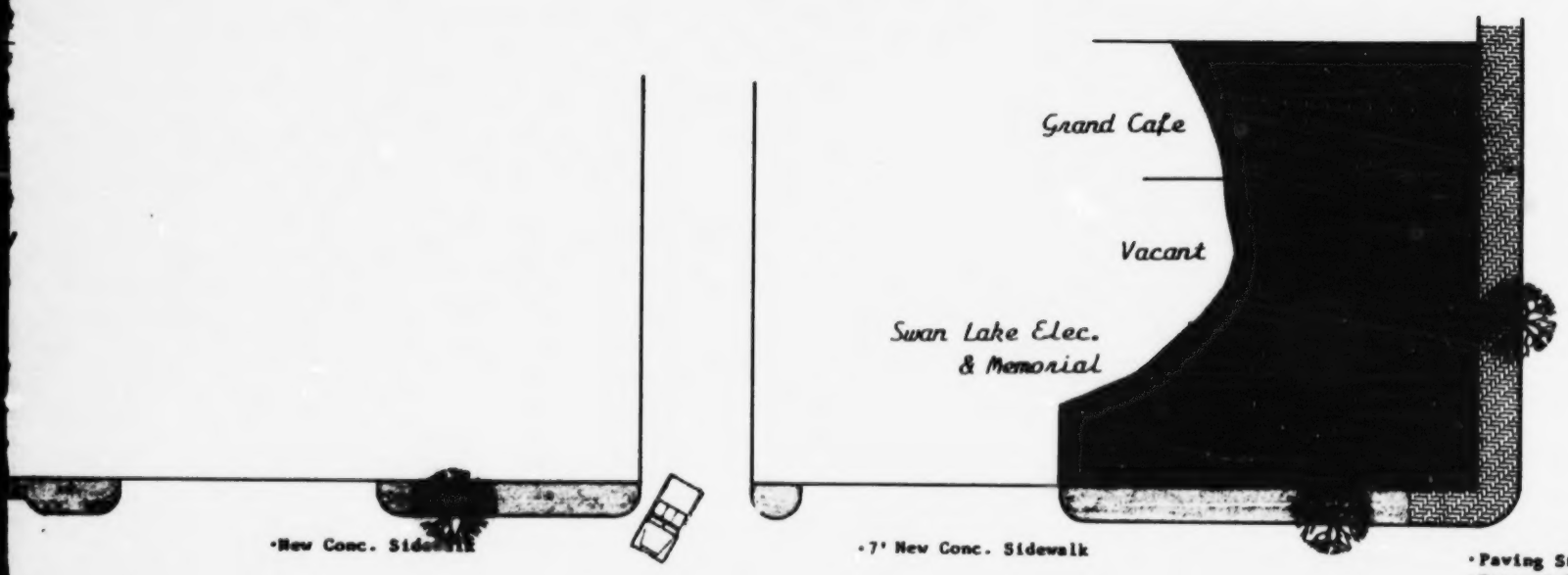
Kimberly Chev-Olds

·New Conc. Sidewalk

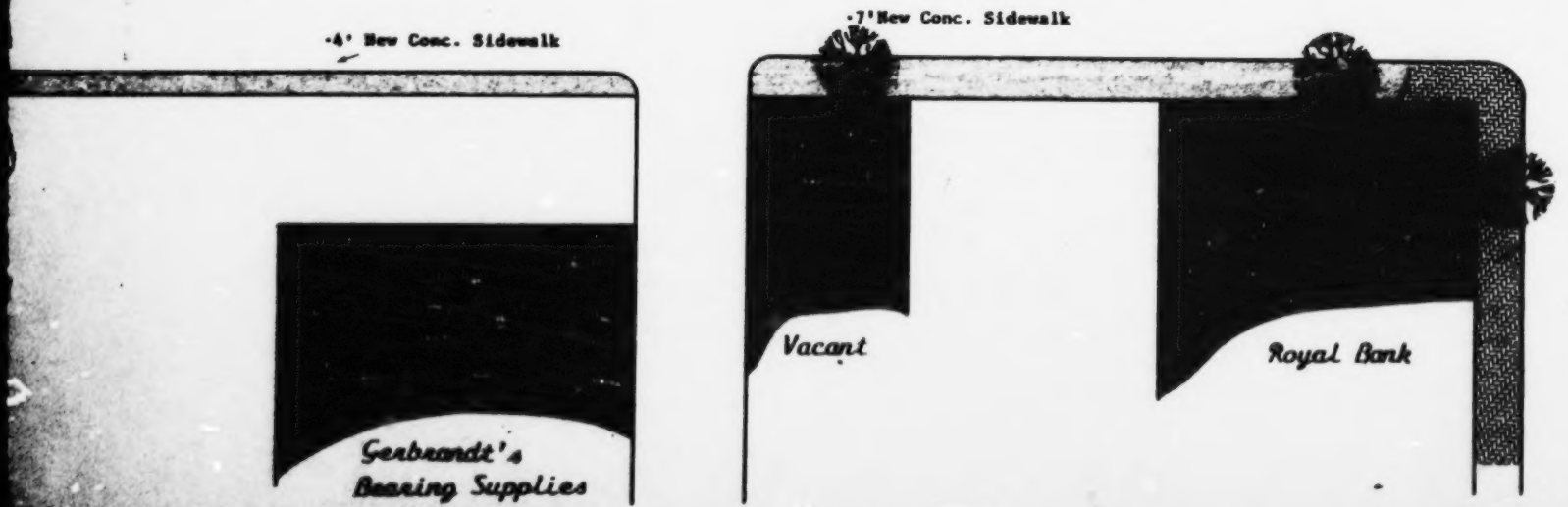
·4' New Conc. Sidewalk

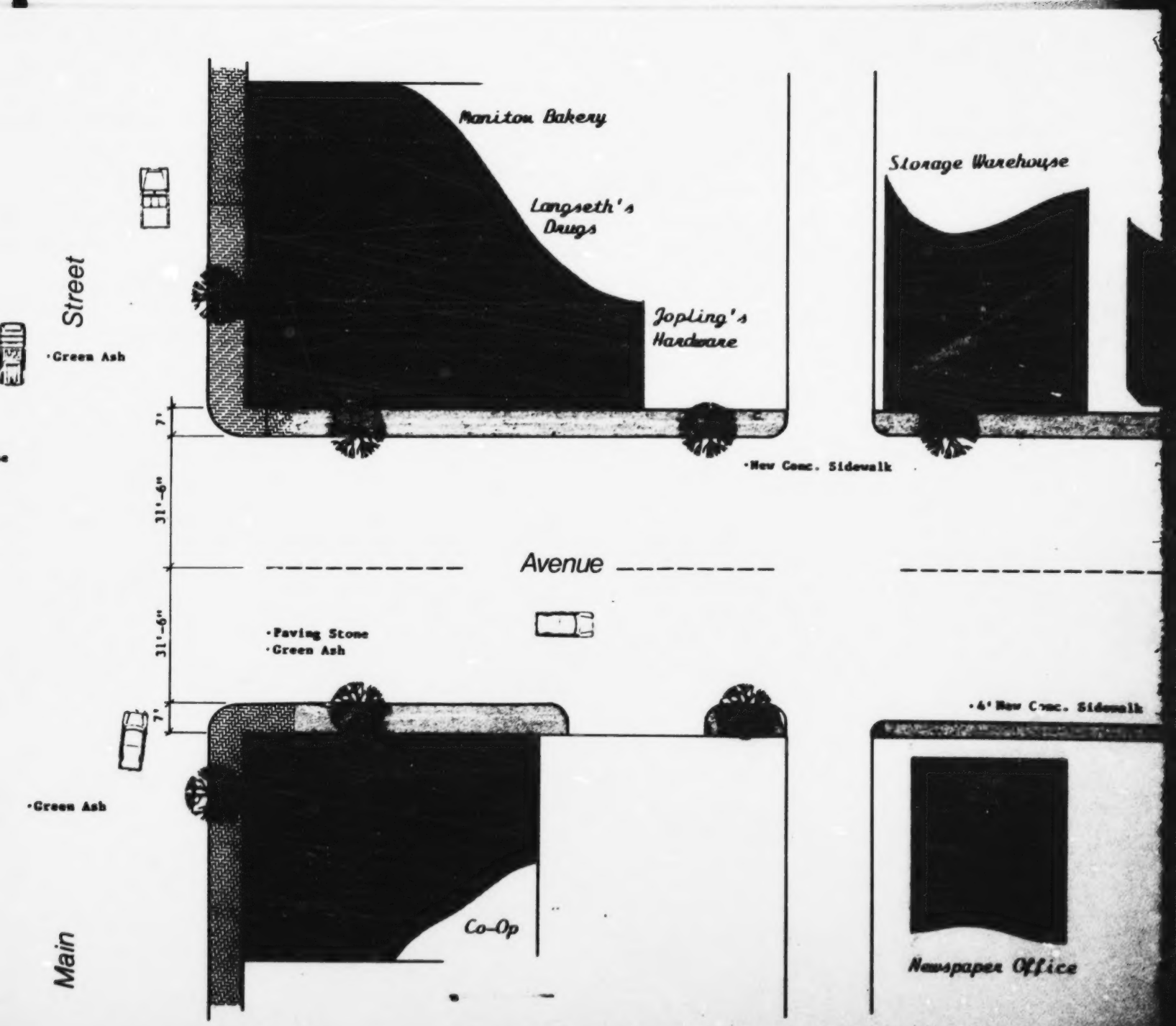
Gerbrandt's Welding

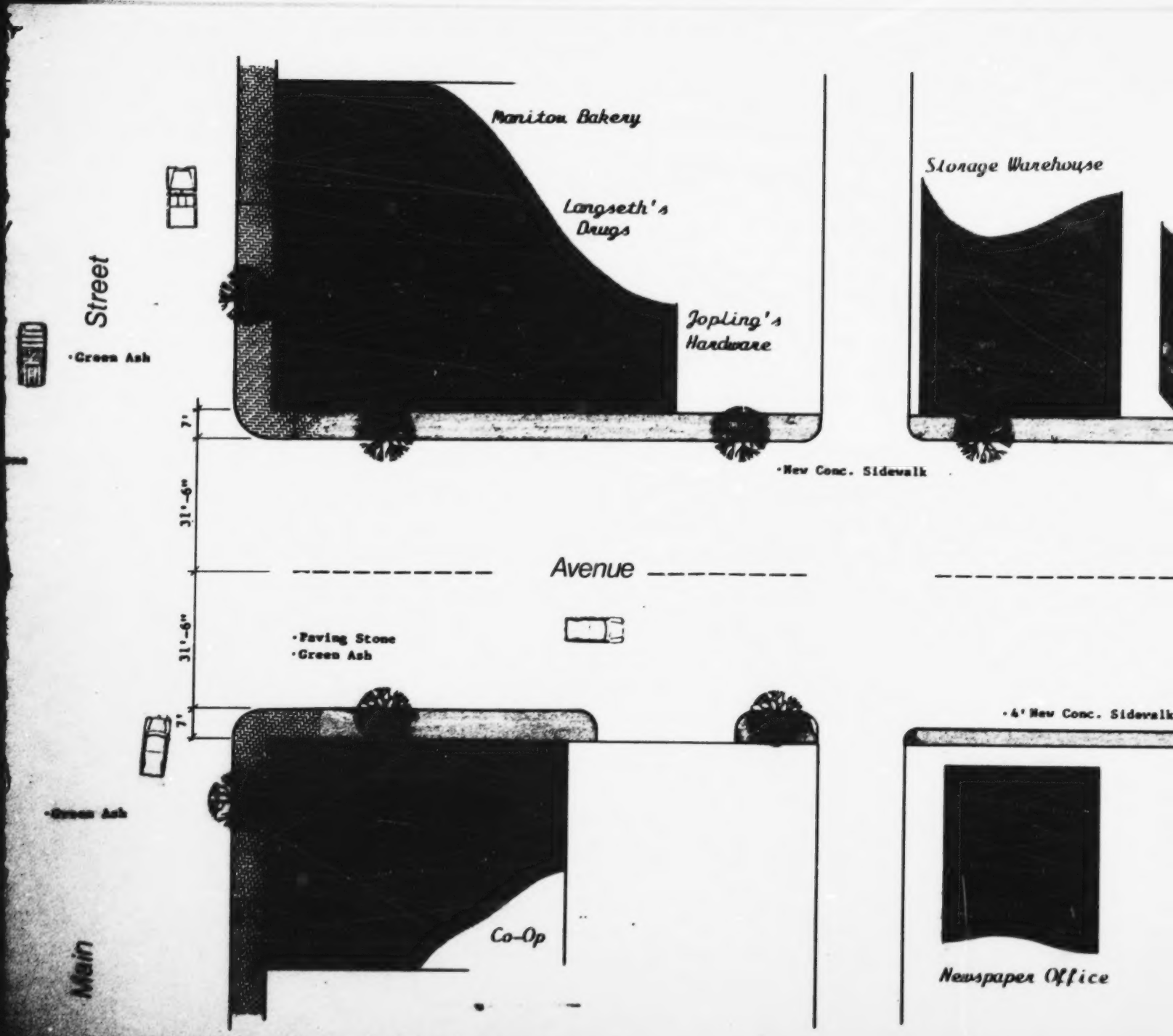
Gerbrandt's
Banning Supplies

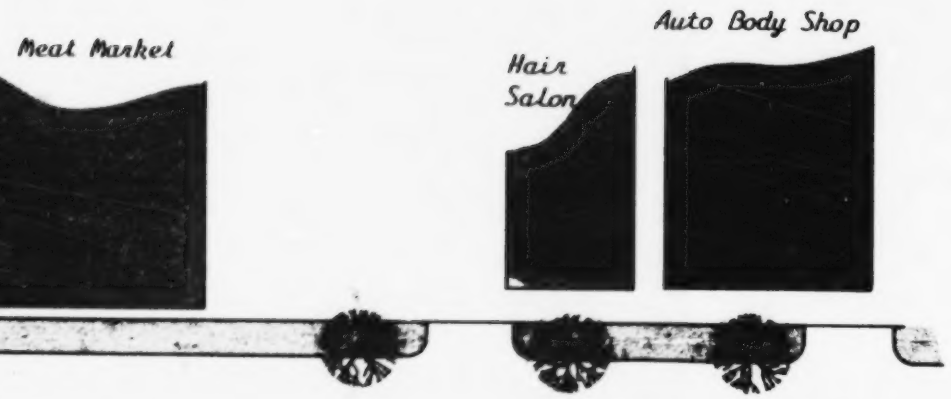

Grand Cafe
Vacant
Swan Lake Elec.
& Memorial
•7' New Conc. Sidewalk
•Paving St
•Green Ash

Ellis


•4' New Conc. Sidewalk
•7'New Conc. Sidewalk
Gerbrandt's
Bearing Supplies
Vacant
Royal Bank


Manitou Bakery
Langseth's Drugs
Jopling's Hardware
Storage Warehouse
Street
·Green Ash
7'
·New Conc. Sidewalk
31'-6"
Avenue
·Paving Stone
·Green Ash
31'-6"
7'
·4' New Conc. Sidewalk
·Green Ash
Co-Op
Main
Newspaper Office

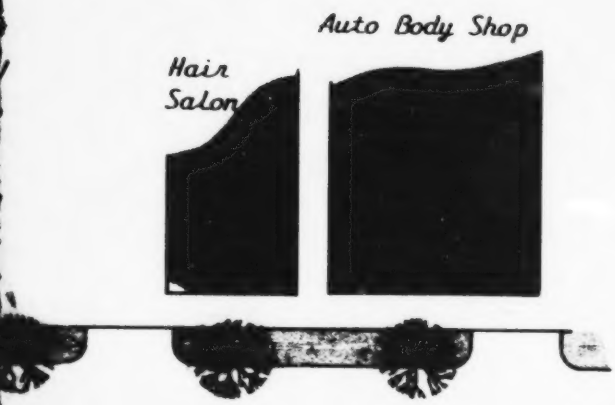

Manitou Bakery
Longseth's Drugs
Jopling's Hardware
Storage Warehouse
Street
·Green Ash
7'
31'-6"
·New Conc. Sidewalk
Avenue
·Paving Stone
·Green Ash
31'-6"
7'
·4' New Conc. Sidewalk
·Green Ash
Co-Op
Newspaper Office
Main



MANI

main
street
proposa

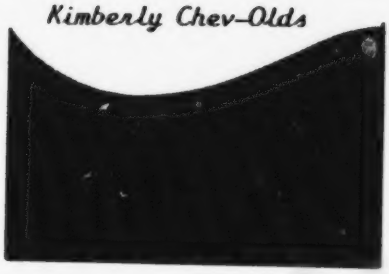
APPROXIMATE SCALE 1"



MANITOU

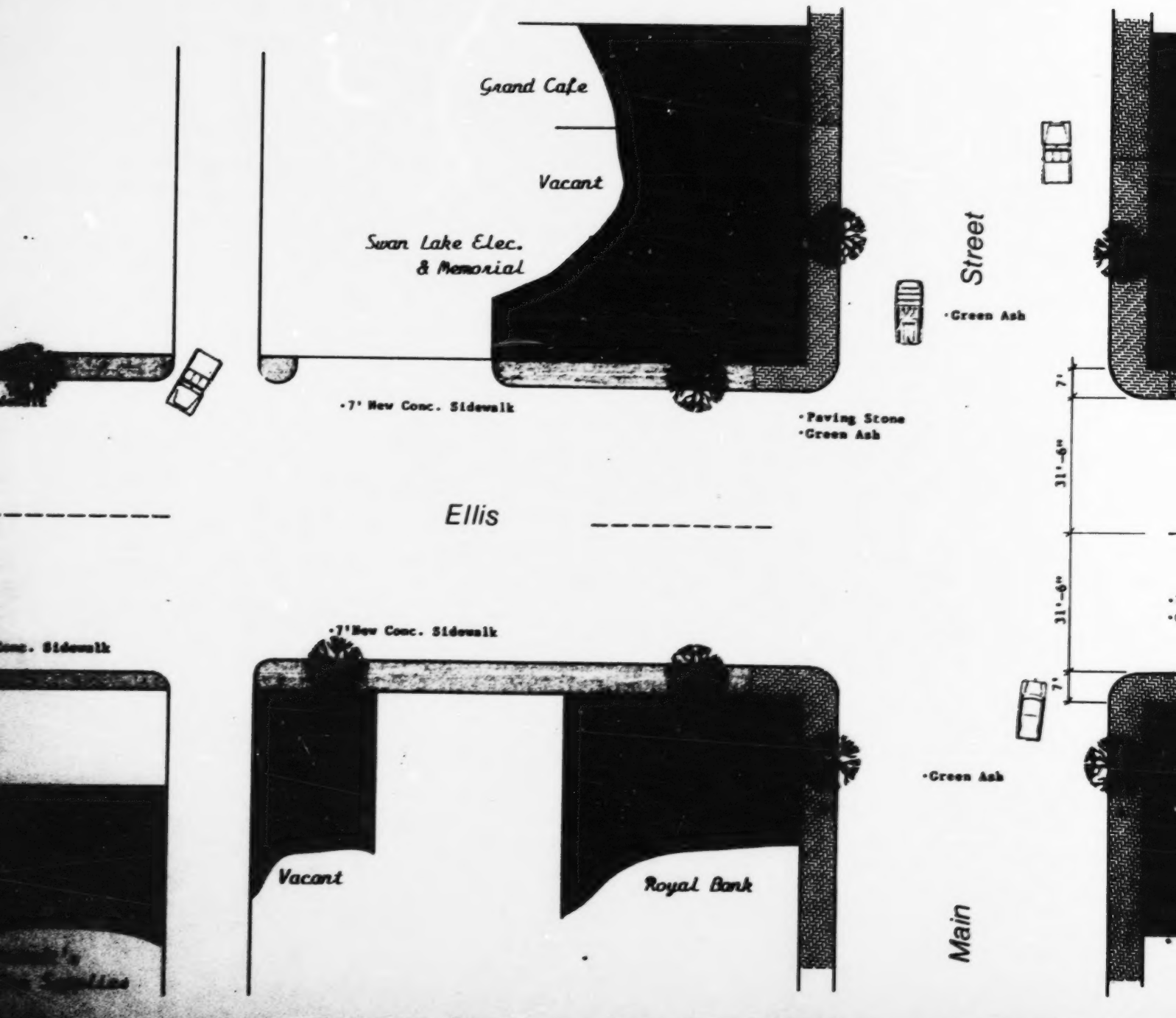
main ↖
street
proposal

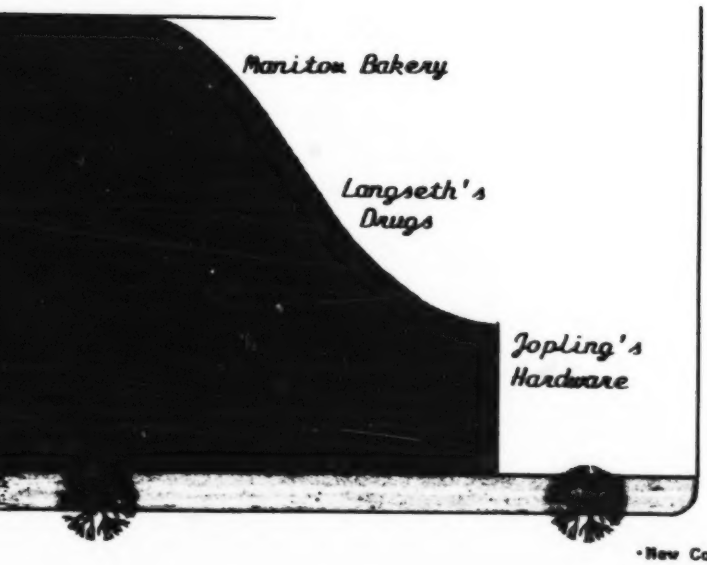
APPROXIMATE SCALE 1"= 30'

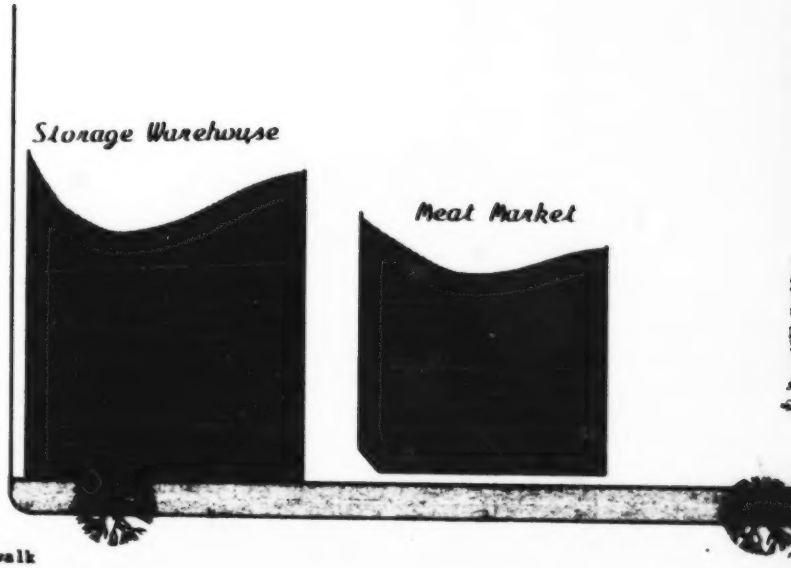


·New Conc. Sidewalk

·4' New Conc. Sidewalk


Grand Cafe
Vacant
Swan Lake Elec.
& Memorial
Street
·Green Ash
·7' New Conc. Sidewalk
·Paving Stone
·Green Ash
Ellis
·7'New Conc. Sidewalk
Vacant
Royal Bank
·Green Ash
Main
7'
31'-6"
31'-6"
7'

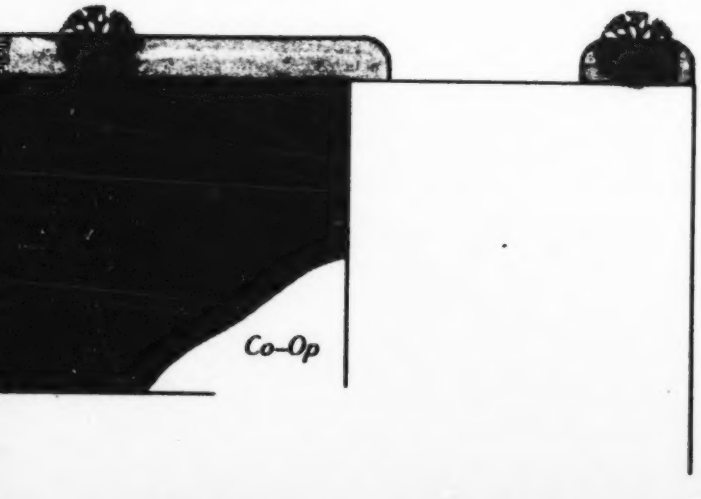




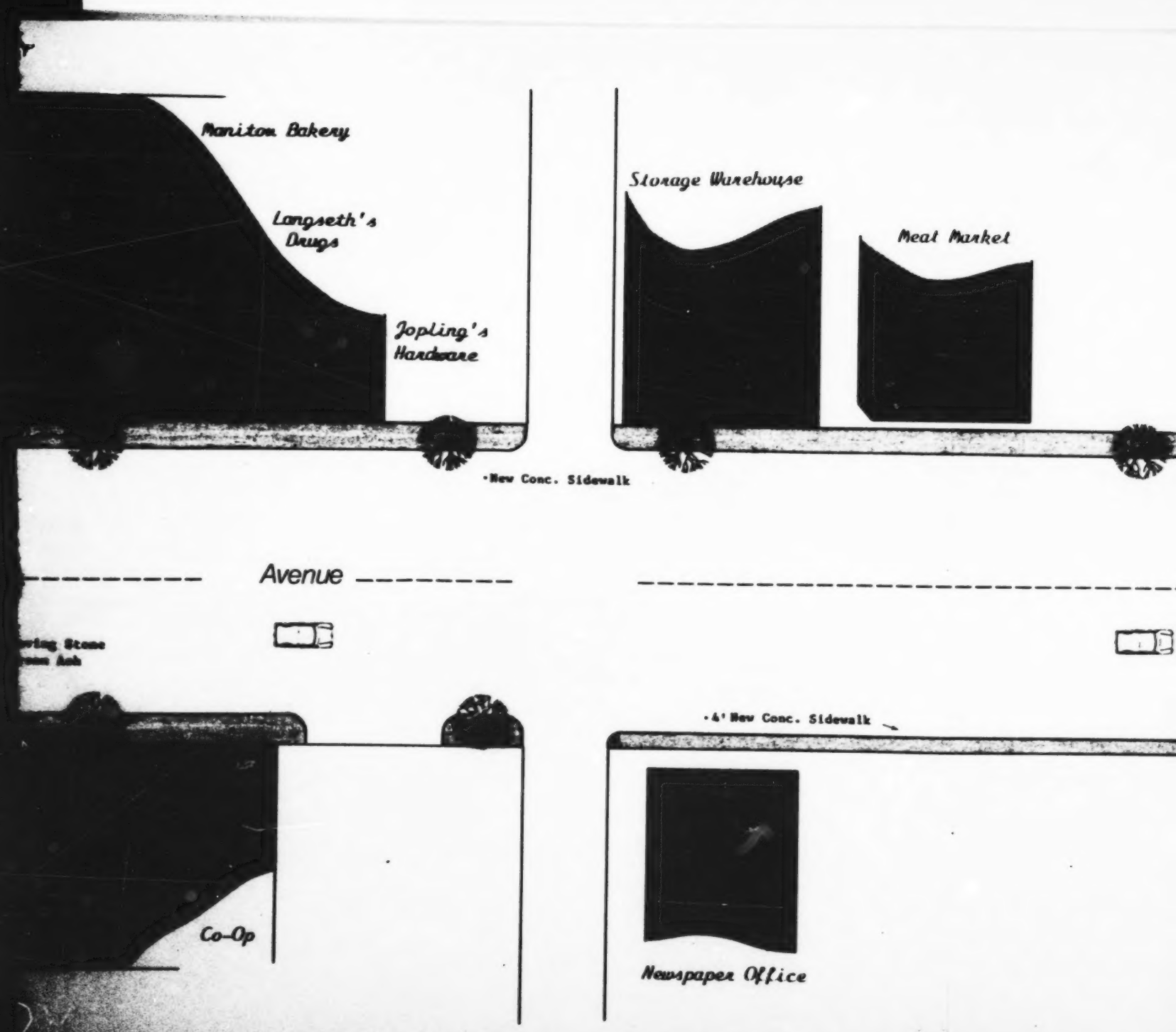
·New Conc. Sidewalk

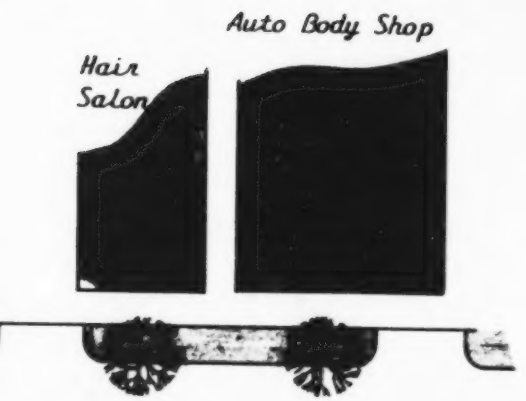
Avenue

ving Stone
reen Ash



·4' New Conc. Sidewalk

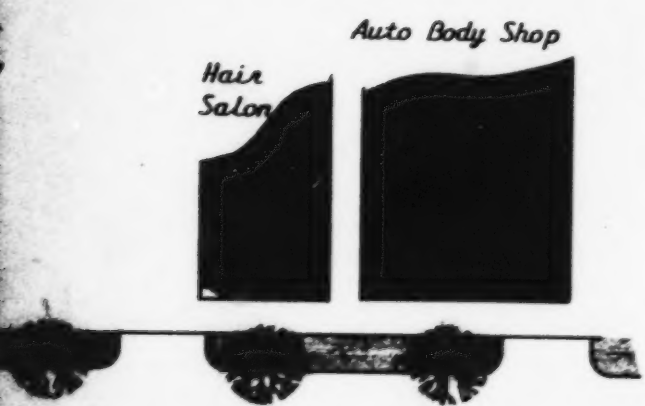

Manitou Bakery
Langseth's Drugs
Jopling's Hardware
Storage Warehouse
Meat Market
•New Conc. Sidewalk
Avenue
•4' New Conc. Sidewalk
Co-Op
Newspaper Office



MANITOU

main ↖
street
proposal

APPROXIMATE SCALE 1" = 30'



MANITOU

main ↖ street proposal

APPROXIMATE SCALE 1" = 30'

MANITOU

STATION

1539

1538

FRONT

ST

S.S. 642

S.S. 42

2

3

7'6" Sidewalk

Co-op Garage

Sign

Conc.

Pumps

32'

Fence

L.S.

Manitou Family Store

18

Stewart's Real.

17

Open Area

H.P.

7'6"

Curb

Sidewalk

No Fence

Parking Lot

87'

Vacant Area

25'

Sign

15

Access

5' Sidewalk

Diagonal

Parking

H.P.

Parking

23'

Conc. Pad

31'

6'9" Sidewalk

16

F.H.

No Sidewalk

Vacant

1

McGillivary's Men's Wear

Sav't. Offices

Friendship Centre

Compton Agro.

Legion

2

Modern Bakery

Langrell Drugs

3

Vacant Area

36'

5'6" Sidewalk

4

Diagonal

Garage

5

Open Area

10'

14'

Parking

ELLIS

ST.

Access

Storage Area

F.H.

Diagonal

Parking

6' Sidewalk

7'9" Sidewalk

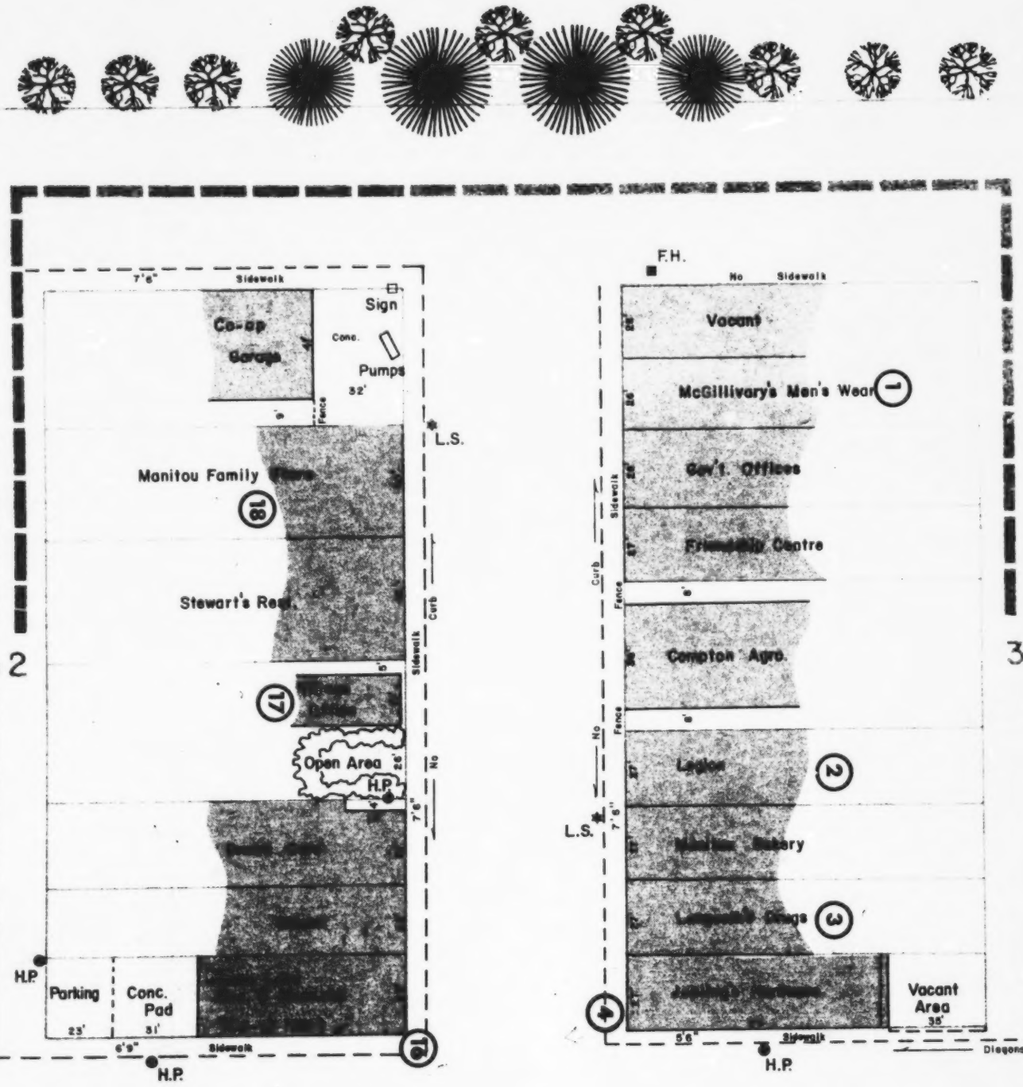
60'

Fence

STATION

GROUNDS

FRONT



ELLIS

ST

FULLER

ST

SS 1642

Parking Lot

Vacant Area

Sign

Access

Sidewalk

Diagonal

Parking

H.P

Conc. Pad

Sidewalk

Storage Area

Storage Area

Open Area

Vacant

Access

Parking

Driveway

Allied Hardware

Flower Shop

Access

Vacant Area

L.S.

F.H.

Diagonal

Parking

Sidewalk

Curb

Boulevard

Tread

Garage

Open Area

Vacant Area

Auto Storage

Fence

Medical Clinic

Matsfee Food Market

Law Office

Open Area

Fence

Sign

Open Area

Flag

Open Area

7

6

Parking Lot
Vacant Area
Access
Sidewalk
Diagonal
Parking
H.P
Parking
Conc. Pad
Sidewalk
Vacant Area
Garage
Open Area
Access
Fence
Parking
ELLIS
ST
F.H.
L.S.
Storage Area
Storage Area
Open Area
Parking
Driveway
Access
Curb
Boulevard
Vacant Area
Sidewalk
Tread
Boulevard
Curb
Medical Clinic
Law Office
Open Area
Parking
Office
Vacant Area
Auto Storage
Fence
Access
6
7
S.S.1642
FULLER
Sign
Open Area
Flag
Hall
Open Area

S.S.1642

FULLER

PARK

ST.

ST

MAIN

10

Allied Hardware

13

Access

Vacant Area

H.P

L.S.

Sidewalk

Boulevard

Curb

Open Area

Post Office

Fence

Credit Union

19

Sign

Parking

Manitou Motor Inn

Access

Flag

Hall

Manitou Plumbing & Heating

12

R.M. Office

Barber Shop

Firehall

Parallel

Legend:

FULLER ST

S.S.1642

Open Area

Fence

Pool

Unfilled

Access

Vacant Area

Sidewalk Boulevard Curb

H.P

L.S.

Credit Union

Sign

Open Area

Access

Parking

Mantou Motor

Flag

Hall

Open Area

Manitou Plumbing & Heating

R.M. Office

Barber Shop

Firehall

MAIN ST

10

11

PARK ST.

MANITOU
MAIN STREET MANITOBA

Legend:

- Residence
- L.S. Light Standard
- H.P. Utility Pole

Open Area

Access

Parking

Manitou Motor Inn

13

Access

L.S.

Sidewalk Parallel

H.P

Boulevard Parking

10

MAIN

Open Area

Manitou Plumbing & Heating

12

L.S.

R.M. Office

Barber Shop

Firehall

Sidewalk Parallel

H.P

Boulevard Parking

PARK

ST

MAIN ST

Legend:

Residen

L.S. Light St

H.P. Utility P

F.H. Fire Hyd

Trees ar

Study Ar

15

14

S.S. 1642

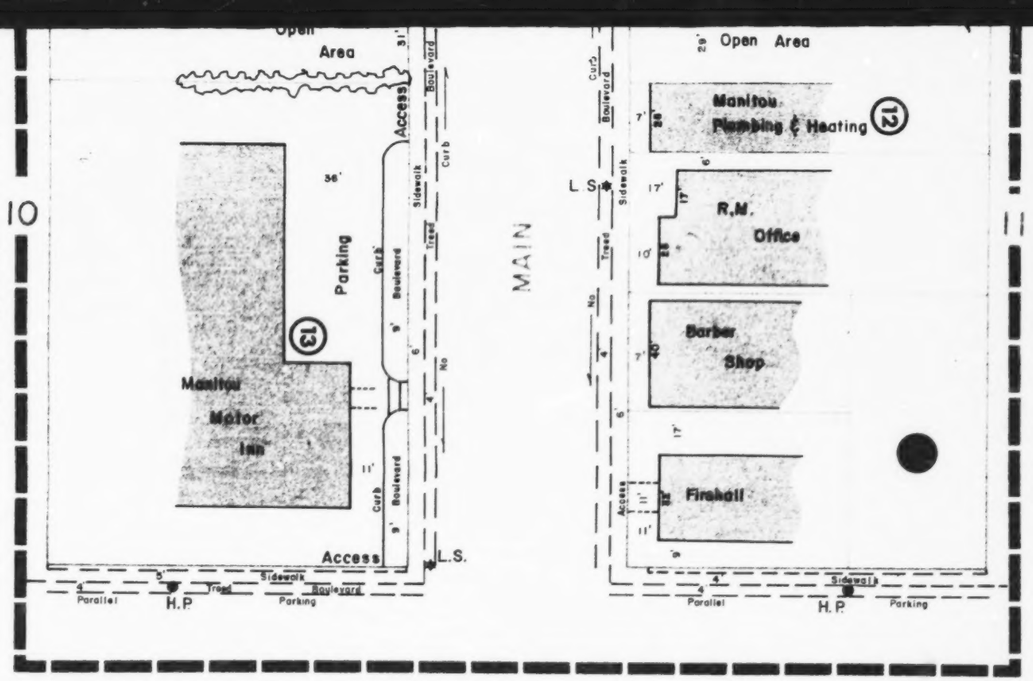
S.S. 1642

DUFFERIN

ST.

Scale 1" = 50'

PROJECT AREA



PARK

ST

15

14

(S.S.1642)

DUFFERIN

ST.

MANITOU

MAIN STREET MANITOBA

Legend

- Residence
- L.S. Light Standard
- H.P. Utility Pole
- F.H. Fire Hydrant
- Trees and Bush
- Study Area

Manitoba
Municipal Affairs
Municipal Planning

DATE JULY 1985 DRAWING NO. 104-84-101 A

REVISED DRAWING NO.